



**Planning Commission**  
**October 13, 2015 @ 6:00P.M.**  
**City Hall – Council Chambers**  
**301 W. 2<sup>nd</sup> Street**  
**Austin, TX 78701**

Fayez Kazi – Vice-Chair  
Tom Nuckols  
Stephen Oliver – Chair  
James Schissler – Parliamentarian  
Patricia Seeger  
James Shieh  
Jean Stevens – Secretary

Jeffrey Thompson  
Jose Vela III  
Trinity White  
Michael Wilson  
Nuria Zaragoza  
1 Vacancy  
Howard Lazarus – Ex-Officio  
Dr. Jayme Mathias – Ex -Officio

**EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from September 22, 2015.

## C. PUBLIC HEARING

- 1. Plan Amendment:** **NPA-2015-0005.02 - 7200 E. Ben White FLUM Amendment; District 3**  
Location: 7200 East Ben White Blvd., Carson Creek Watershed  
Owner/Applicant: KWH Properties  
Agent: Thrower Design (A. Ron Thrower)  
Request: Industry and Mixed Use land use to Higher Density Single Family  
Staff Rec.: **To recommend Higher Density Single Family on the portion of the property currently with Mixed Use land use and Mixed Use on the portion of the property currently with Industry land use.**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Zoning Department
- 2. Rezoning:** **C14-2015-0073 - 7200 E. Ben White Blvd; District 3**  
Location: 7200 East Ben White Blvd, Carson Creek Watershed  
Owner/Applicant: KWH Properties  
Agent: Thrower Design (Ron Thrower)  
Request: Li-NP & GR-MU-NP to SF-6-NP  
Staff Rec.: **Recommendation of GR-MU-CO-NP & SF-6-CO-NP**  
Staff: Andy Moore, 512-974-7604, andrew.moore@austintexas.gov  
Planning and Zoning Department
- 3. Plan Amendment:** **NPA-2015-0023.01 - Boys and Girls - Legacy Club of Austin; District 1**  
Location: 4717 Turner Lane, Walnut and Little Walnut Creek Watersheds  
Owner/Applicant: Boys and Girls Club of America (Chuck Carroll)  
Agent: Drenner Group. P.C. (Stephen Rye)  
Request: Higher Density Single Family, Transportation, and Commercial to Civic  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Zoning Department
- 4. Rezoning:** **C14-2015-0086 - Boys and Girls - Legacy Club of Austin; District 1**  
Location: 4717 Turner Lane, Walnut Creek and Little Walnut Creek Watersheds  
Owner/Applicant: Boys and Girls Club of America (Chuck Carroll)  
Agent: Drenner Group. P.C. (Stephen Rye)  
Request: SF-3-NP, SF-6-NP, and LR-CO-NP to GR-CO-NP  
Staff Rec.: **Recommended, with conditions**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department

5. **Plan Amendment:** **NPA-2015-0028.01 - Cameron Skilled Nursing Facility; District 4**  
 Location: 8324 Cameron Road, Little Walnut Creek Watershed  
 Owner/Applicant: Madison Valley Mortgage - Cameron Industrial Park, LLC (Larry Vineyard, Manager)  
 Agent: Jana Rice  
 Request: Industry to Office  
 Staff Rec.: **Postponement request by Staff to October 27, 2015**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Planning and Zoning Department
6. **Rezoning:** **C14-2015-0100 - Cameron Skilled Nursing Facility; District 4**  
 Location: 8324 Cameron Road, Little Walnut Creek Watershed  
 Owner/Applicant: Madison Valley Mortgage - Cameron Industrial Park, LLC (Larry Vineyard, Manager)  
 Agent: Jana Rice  
 Request: LI-NP to GO-NP  
 Staff Rec.: **Postponement request by Staff to October 27, 2015**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Planning and Zoning Department
7. **Code Amendment:** **C20-2014-029 - St. Catherine of Siena Church Improvements; District 8**  
 Location: 4800 Convict Hill Road, Williamson Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Urban Design Group, James Wilsford, P.E.  
 Request: Consider an ordinance granting a site-specific amendment to LDC Section 25-8-514 (Save Our Springs Initiative, Pollution Prevention Required) to allow redevelopment of St. Catherine of Siena Church (SP-2014-0476C) to exceed impervious cover limits, modify water quality requirements, and allow construction of water quality controls in the Critical Water Quality Zone.  
 Staff Rec.: **Recommended**  
 Staff: Chuck Lesniak, Environmental Officer, 512-974-2699, Chuck.Lesniak@AustinTexas.gov  
 Watershed Protection Department

- 8. Rezoning: C14-2014-0198 - One Two East; District 1**  
 Location: 1105, 1107, and 1109 N. IH 35 Service Road Northbound, Waller Creek Watershed  
 Owner/Applicant: JH West 12th Street Partners, Ltd. (Haythem Dawlett)  
 Agent: Drenner Group, P.C. (Stephen Rye)  
 Request: Tract 1: from CS-NCCD-NP to CS-NCCD-NP, to change a condition of zoning; Tract 2: from CS-1-NCCD-NP to CS-1-NCCD-NP, to change a condition of zoning  
 Staff Rec.: **Recommended, with conditions**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Planning and Zoning Department
- 9. Rezoning: C14-2015-0047 - 2303-2309 Thornton Road; District 5**  
 Location: 2303-2309 Thornton Road, West Bouldin Creek Watershed  
 Owner/Applicant: UT Land Co, Ltd./Jimmy Nassour  
 Agent: Alice Glasco Consulting/Alice Glasco  
 Request: CS to CS-MU-V  
 Staff Rec.: **Recommendation Pending; Postponement request by Staff to October 27, 2015**  
 Staff: Andy Moore, 512-974-7604, andrew.moore@austintexas.gov  
 Planning and Zoning Department
- 10. Rezoning: C14-2015-0091 - 1900 Burton Drive & 1901 Mariposa Drive; District 3**  
 Location: 1900 Burton Drive & 1901 Mariposa Drive, Lady Bird Lake Watershed  
 Owner/Applicant: Richard J. Bruggeman  
 Agent: Metcalfe, Wolff, Stuart & Williams (Michele R. Lynch)  
 Request: MF-2 & MF-3 to MF-4  
 Staff Rec.: **Recommendation of MF-4-CO**  
 Staff: Andy Moore, 512-974-7604, andrew.moore@austintexas.gov  
 Planning and Zoning Department
- 11. Rezoning: C14-2015-0092 - 6015 Dillard Circle Brew Pub; District 4**  
 Location: 6015 Dillard Circle, Waller Creek Watershed  
 Owner/Applicant: Powell Austin Properties LTD ( Ben H. Powell, IV)  
 Agent: Land Answers Inc. (Jim Wittliff)  
 Request: CS-MU-V-CO-NP to LI-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov  
 Planning and Zoning Department

- 12. Rezoning: C14-2015-0111 - Gilfillan House; District 9**  
 Location: 603 W 8th Street, Shoal Creek  
 Owner/Applicant: 2015 Austin Gilfillan LP (Rene O. Campos)  
 Agent: Drenner Group (John Donisi)  
 Request: GO-H to DMU-H  
 Staff Rec.: **Postponement request by Staff to November 10, 2015**  
 Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov  
 Planning and Zoning Department
- 13. Rezoning: C14-2015-0115 - 4222 S IH 35; District 3**  
 Location: 4222 South IH 35 Service Road Southbound, Williamson Creek Watershed  
 Owner/Applicant: BIKS, Inc. (Glenn Williams)  
 Agent: Moncada Enterprises, LLC (Phil Moncada)  
 Request: LI-PDA-NP to CS-1-NP  
 Staff Rec.: **Recommendation of CS-1-CO-NP**  
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
 Planning and Zoning Department
- 14. Resubdivision: C8-2015-0001.0A - Resubdivision of Lot 1 of the Resubdivision of Lots 1 thru 4 inclusive of Peschka Subdivision; District 5**  
 Location: 1405 Rabb Rd., Lady Bird Lake Watershed  
 Owner/Applicant: JP Custom Homes, LLC (Justin Poses)  
 Agent: Moncada Consulting (Phil Moncada)  
 Request: Approval of the resubdivision of an existing lot and a portion of unplatted land into a three lot subdivision on 0.567 acres.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department
- 15. Resubdivision: C8-2015-0033.0A - Glenwood; District 1**  
 Location: 1710 Maple Ave, Boggy Creek Watershed  
 Owner/Applicant: MX3 Homes, LLC (Sal Martinez)  
 Agent: Southwest Engineers (Chris Dringenberg)  
 Request: Resubdivision of Lot 1 and part of Lot 2, Block 6 of Glenwood Addition  
 Staff Rec.: **Recommended**  
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov  
 Development Services Department

- 16. Final Plat - Resubdivision: C8-2015-0072.0A - RREEF Domain Lot Q1 Subdivision; District 7**  
 Location: Kramer Lane at Newman Drive, Walnut Creek Watershed  
 Owner/Applicant: RREEF Domain LP (Ben Bufkin)  
 Agent: Bury-Aus, Inc. (Lauren Beavers)  
 Request: Approval of the RREEF Domain Lot Q1 Subdivision composed of 2 lots on 67.193 acres  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
 Development Services Department
- 17. Subdivision - Plat Vacation: C8S-84-078(VAC) - Total Plat Vacation of Amended Plat of Lot 59 and 1, Block 3, Lincoln Gardens, Section 1; District 1**  
 Location: Fort Branch Blvd at Delano Street, Tannehill Branch Watershed  
 Owner/Applicant: Brian Bishop  
 Agent: Brian Bishop  
 Request: Approve the total plat vacation of one lot on 0.318 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
 Development Services Department
- 18. Final Plat: C8-2015-0198.0A - Travis Heights Lot 1 Block 19; Resubdivision; District 9**  
 Location: 703 East Live Oak Street, Blunn Creek Watershed  
 Owner/Applicant: Dominic Lougi  
 Agent: Hector Avila  
 Request: Approval of Travis Heights Lot 1 Block 19; Resubdivision composed of 2 lots on 0.355 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov  
 Development Services Department
- 19. Preliminary Plan: C8-2015-0200 - Woodbridge; District 1**  
 Location: 5306 Samuel Huston Avenue, Fort Branch Watershed  
 Owner/Applicant: Polis Properties LLC (Chris Peterson)  
 Agent: Civiltude Engineers & Planners LLC  
 Request: Approval of Woodbridge Subdivision, composed of 10 lots on 2.87 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov  
 Development Services Department

- 20. Final Plat: C8-2015-0202.0A - Crumley Subdivision, Amended Plat of Lot 1; District 1**  
 Location: 1137 Lott Avenue, Fort Branch Watershed  
 Owner/Applicant: Carole Crumley  
 Agent: Live Oak Surveying (Phyllis Woodley)  
 Request: Approval of Crumley Subdivision, Amended Plat of Lot 1, composed of 2 lots on 0.4781 acres.  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
 Development Services Department
- 21. Final Plat: C8-2015-0206.0A - J.T. Reed Addition; Resubdivision of Lot 1 ; District 1**  
 Location: 5007 Pecan Springs Road, Fort Branch Watershed  
 Owner/Applicant: GICE (Mike Wilson)  
 Agent: Garrett-Ihnen Civil Engineers (Norma Divine)  
 Request: Approval of J.T. Reed Addition; Resubdivision of Lot 1 composed of 3 lots on 0.38 acres.  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
 Development Services Department
- 22. Final Plat: C8-2015-0209.0A - Lot 10 Block E, Resubdivision; District 7**  
 Location: 1208 Stobaugh Street, Waller Creek Watershed  
 Owner/Applicant: Casa Rio Builders  
 Agent: Hector Avila  
 Request: Approval of Lot 10 Block E, Resubdivision, composed of 3 lots on 0.50 acres.  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
 Development Services Department
- 23. Final Plat: C8-2015-0210.0A - Final Plat Diaz Trucking Subdivision; District 1**  
 Location: 5710 Hudson Street, Fort Branch Watershed  
 Owner/Applicant: Jose F. Diaz  
 Agent: FnF CAD Services (Alberto Alaniz)  
 Request: Approval of Final Plat Diaz Trucking Subdivision composed of 1 lot on 2.827 acres.  
 Staff Rec.: **Disapproval**  
 Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov  
 Development Services Department

24. **Site Plan - Extension:** **SP-2011-0013CT(XT2) - Boutique Hotel 416 Congress Avenue; District 9**  
 Location: 416 Congress Ave., Lady Bird Lake Watershed (Urban)  
 Owner/Applicant: 416 Congress LLC (Michael Connolly)  
 Agent: Drenner Group, P.C. (Amanda Swor)  
 Request: Request approval of a 3-year extension to a previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov  
 Development Services Department
25. **Site Plan:** **SPC-2015-0143B - Block 188; District 9**  
 Location: 202 Nueces St., Lady Bird Lake Watershed (Urban)  
 Owner/Applicant: City of Austin, Economic Development Department (Fred Evins)  
 Agent: Jones & Carter (Jim Schissler, P.E.)  
 Request: Request approval of a site plan located in the North Shore Central Waterfront Overlay Subdistrict.  
 Staff Rec.: **Recommended**  
 Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov  
 Development Services Department
26. **Heritage Tree Variance:** **504 East 8th Street Heritage Tree Variance**  
 Location: 504-508 East 8th Street, Shoal Creek Watershed  
 Owner/Applicant: Barton Creek Capital LLC  
 Request: The applicant is requesting to remove a Heritage Tree with a stem greater than 30 inches as allowed under LDC 25-8-643  
 Staff Rec.: **Pulled; no action required. Item to be renotified for October 27, 2015.**  
 Staff: Keith Mars, 512-974-2755, keith.mars@austintexas.gov  
 Development Services Department
27. **Briefing/Status Update:** Briefing/Status Update on CodeNEXT  
 Staff: Jim Robertson, 512-974-3564, jim.robertson@austintexas.gov  
 Planning and Zoning Department

**D. NEW BUSINESS**

**1. New Business:**

Request: Discussion and action on appointing a Commissioner to the Joint Sustainability Committee.

**2. New Business:**

**Code Amendment - Initiate a Code Amendment - Traffic Mitigation**

Request: Initiate an amendment to Title 25 of the City Code related to requirements for providing traffic mitigation as a condition to development approval.

Staff: Andy Linseisen, 512-974-2239, andy.linseisen@austintexas.gov  
Development Services Department

**E. ITEMS FROM COMMISSION**

**F. COMMITTEE REPORTS**

**G. ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.